

TOWN OF BLUFFTON BOARD OF ZONING APPEALS
Large Meeting Room, Bluffton Town Hall
Tuesday, April 19, 2016, Minutes

Present: Julie O'Donnell, Chair; Sam Brusco, Vice-Chair; Carletha Frazier;
Jackson Steele; Stephen Halpern

Absent: N/A

Staff: Erin Schumacher, Senior Planner; Rocio Rexrode, Growth Management
Coordinator

I. CALL TO ORDER

O'Donnell called the meeting to order at 6:00 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Board Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or a special meeting date as determined by the Board Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Board and any personalities. State your name and address when speaking for the record.
COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF AGENDA

Brusco made a motion to adopt the April 19, 2016, Board of Zoning Appeals Agenda. Frazier seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES – March 15, 2016

Steele made a motion to adopt the March 15, 2016, meeting minutes. Brusco seconded the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS

There were no Public Comments.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

1. PUBLIC HEARING - FOR ACTION

- A. Variance Request.** A request by Lucy Scardino, for approval of a variance from the Town of Bluffton Unified Development Ordinance, Section 5.15.5.E., to reduce the side setback for the property's western lot line from 20 feet to 15 feet for an addition to an existing contributing historic structure, and the property's eastern lot line from 10 feet to 7 feet for the construction of a garage. The property is identified by Beaufort County Tax Map Number R610 039 00A 0036 0000 at 131 Pritchard Street, and zoned Riverfront Edge-HD. (ZONE-3-16-9557)

Schumacher presented.

Ms. Scardino was present.

Brusco made a motion to approve the request to reduce the western side setback from 20' to 15' to accommodate additions to the historic structure as submitted without condition and approve eastern side setback reduction from 10' to 7' to accommodate the construction of a new garage structure with the following conditions:

1. That the Historic Preservation Commission (HPC) approve the Carriage House at the size proposed, and;
2. That vegetation should be provided at the East and West property lines to provide a vegetative buffer to the neighboring properties.

Frazier seconded the motion. O'Donnell abstained. Frazier was in favor. Steele, Brusco and Halpern opposed. The motion did not pass.

The Board then reviewed the requests individually and took action through 2 separate motions after a combined motion failed.

Steele made the following motion:

1. The request to reduce the western side setback from 20' to 15' to accommodate additions to the historic structure should be approved without condition.

Brusco seconded the motion. All were in favor and the motion passed.

Steele made the following motion:

1. The request to reduce the eastern side setback from 10' to 7' to accommodate the construction of a new garage structure should be denied.

Halpern seconded the motion. Brusco and Frazier opposed the motion. O'Donnell, Steele, and Halpern were in favor of the denial. The motion passed and the request was denied.

X. DISCUSSION

There was no further discussion.

XI. ADJOURNMENT

Steele made a motion to adjourn. Halpern seconded the motion. All were in favor and the April 19, 2016, Board of Zoning Appeals meeting adjourned at 7:00 p.m.